

Waterville

47-172

BK 758 | PG 161

NO TRANSFER  
TAX PAID

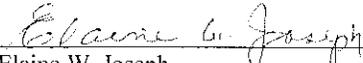
**WARRANTY DEED  
029456**

ROY P. JOSEPH and ELAINE W. JOSEPH, husband and wife, both of Waterville, Kennebec County, Maine for consideration paid, hereby grant to ROY P. JOSEPH, sole Trustee, or his successors in trust, under the ROY P. JOSEPH AND ELAINE W. JOSEPH LIVING TRUST, dated February 5, 2003, and any amendments thereto, of 8 Pray Ave., Waterville, Maine, 04901, with WARRANTY COVENANTS, the following described real property:

SEE ATTACHED SCHEDULE A

Witness our hands and seals this 5<sup>th</sup> day of February, 2003.

  
Roy P. Joseph

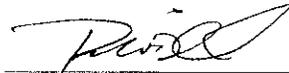
  
Elaine W. Joseph

STATE OF MAINE  
County of Kennebec

February 5, 2003

Then personally appeared before me the above named ROY P. JOSEPH and ELAINE W. JOSEPH and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Paul O. Dillon  
Attorney at Law

③ Paul Dillon  
PO Box 346  
Waterville, ME 04927

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### Schedule A

A certain lot or parcel of land situated in said **WATERVILLE**, being Lot #26 on a plan of Gilman Heights drawn by Francis V. Armstrong, C.E., said plan being dated December 4, 1939, and recorded in Plan Book #12, Page 77, in the Kennebec Registry of Deeds, and as revised in April, 1948, and recorded in Plan Book 16, Page 2A, to which reference is made for a more particular description.

Subject, however, to the following restrictions numbered from 1 to 11, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

SECTION 1. No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.

SECTION 2. The above described lot shall be used for only residential purposes: and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at one time; nor shall said lot be subdivided or so sold or leased in parcels; nor shall any building at any time situated on said land be used for business or manufacturing purposes. No outbuildings shall be occupied as a residence prior to the construction of the main building.

SECTION 3. That any wall of any residence or other outbuildings, including garage, on the above described lot shall not be erected nearer than thirty (30) feet from Pray Avenue or nearer than twenty-five (25) feet from the line of Highland Avenue. The main entrance of any residence built on the above land shall face the nearest Avenue boundary line.

SECTION 4. Each residence or other outbuildings, including garages, erected on the above lot must provide a space at least fifteen (15) on each side of said residence or said outbuildings, including garages, to the respective boundary lines of any adjoining lots.

SECTION 5. The cost of the main building on the above lot shall be at least ninety-five hundred (\$9,500.00) dollars, exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.

SECTION 6. That no placards or advertising signs other than such as relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

SECTION 7. That no fences or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

SECTION 8. That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

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SECTION 9. That if the owner of two or more contiguous lots purchased from the within grantors desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot.

SECTION 10. The grantors herein do not hold themselves responsible for the enforcement of the foregoing restrictions.

SECTION 11. It is understood that this property shall operate under the so-called "New Neighborhood Act" as adopted by the National Association of Real Estate Operators.

Being the same premises conveyed to Arthur P. Fournier and Evelyn J. Fournier by deed from Martha Mahou dated October 9, 1953 and recorded in the Kennebec Registry of Deeds, Book 945, Page 256.

For grantor's title see deed of Arthur P. Fournier and Evelyn J. Fournier to Roy P. Joseph and Elaine W. Joseph dated June 23, 1955 and recorded in the Kennebec County Registry of Deeds in Book 1004, Page 312.

RECEIVED KENNEBEC SS.

2003 AUG 21 AM 9:00

ATTEST: *Randy R. ...*  
REGISTERED DEEDS